

# \$799,000 - 19 Evansbrooke Point Nw, Calgary

MLS® #A2227419

**\$799,000**

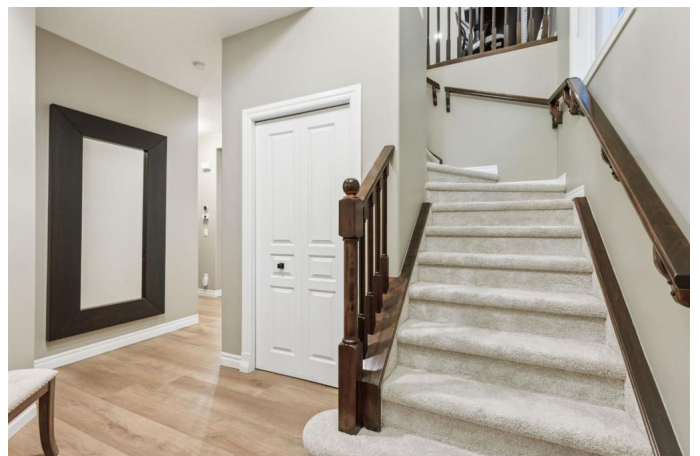
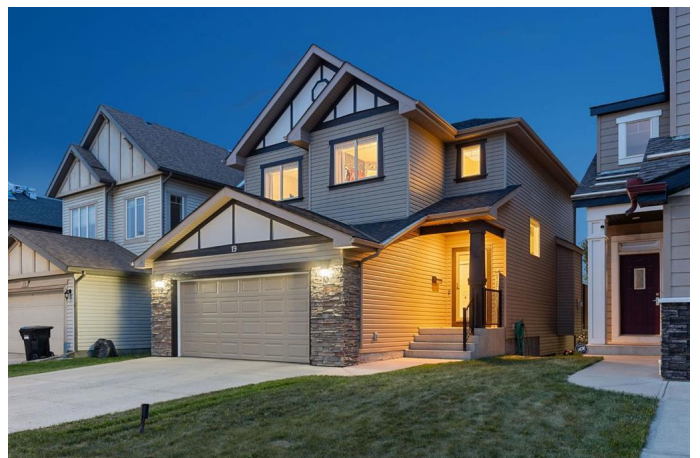
3 Bedroom, 4.00 Bathroom, 1,989 sqft  
Residential on 0.13 Acres

Evanston, Calgary, Alberta

**\*\*Price Improvement!\*\***    **\*\*OPEN HOUSE**  
**SUNDAY, JULY 20, 1:00pm-4:00pm. \*\***  
Stunning Fully Renovated 3 BED/4 BATH  
Walk-out Backing onto Ravine and West Nose  
Creek in Evanston / Plenty of room to ADD a  
4th Bedroom UP and a 5th Bedroom in  
Basement\*\*

This gorgeous home offers over 2,700 sq ft of stylish living space and backs directly onto a scenic ravine and pathway system. It has a large WEST-facing lot and is surrounded by mature trees and green space. This home delivers privacy, tranquility, and incredible views year-round.

Recent upgrades include a brand new roof, new flooring and paint, new interior doors, custom storm doors, upgraded hardware, window coverings, and a FULLY renovated kitchen with all new high end appliances! Step outside to your beautiful new deck with frameless glass railings, perfectly positioned to enjoy sunny mornings and peaceful happy hours... Upstairs features a large bonus room, (can easily be turned into a 4th bedroom), a spacious primary retreat with a luxurious ensuite, two additional bedrooms and 4 piece bath, perfect for families. The fully finished walk-out basement also features 9 foot ceilings, another full bathroom, and a large recreation area complete with a wet bar. (There's room to add a 4th bedroom down here as well if desired). Additional features in



the home include Central Air Conditioning, a Water Filtration System, Water Softener, Central Vacuum, a walk through pantry, and additional soundproofing between the main floor and basement. Located on a quiet street and family-friendly culdesac, this home is just minutes from schools, parks, grocery stores, shops, and the brand-new GoodLife Gym & Wellness Centre. Quick access to Simon's Valley Road and Parkway makes commuting seamless and convenient for daily travel.

This home is truly beautiful, it must be seen to be appreciated. It combines thoughtful design and quality craftsmanship at an unbeatable location. Don't miss this rare opportunity to own a turn-key home on one of Evanston's most desirable streets.

Built in 2005

### **Essential Information**

MLS® #	A2227419
Price	\$799,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,989
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	19 Evansbrooke Point Nw
Subdivision	Evanston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3P 1G9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Electric Oven, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard, Garden
Lot Description	Back Yard, Front Yard, Landscaped, Level, No Neighbours Behind, Rectangular Lot, Backs on to Park/Green Space, Garden, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	36
Zoning	R-1N

### Listing Details

Listing Office	Real Estate Professionals Inc.
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